

## Measure P Extension Proposed

MORGAN HILL'S Residential Development Control System (RDCS) was enacted by voters in 1977, as Measure E, and updated in 1990, as Measure P. Measure P is embodied in the City's General Plan and Zoning Ordinance. For many years, this system has limited the number of housing units added to Morgan Hill and encouraged very high quality developments.

The City Council convened a Task Force in 2002 to evaluate the status of Measure P, recommend fine tuning to the system, and propose an extension. The Task Force completed their work and developed a comprehensive proposal for the City Council to consider. The Council accepted their proposal and has placed the measure on the March 2nd ballot. It will appear on the ballot as Measure C.

The proposed update involves a number of amendments to the RDCS. The amendments would extend the RDCS expiration date to 2020, assure long term consistency with the General Plan, and refine certain policies of the RDCS to encourage downtown development, address difficulties in implementation of the allotment system, and comply with state legal requirements.

Article by Anthony Eulo, Assistant To The City Manager,  
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### INSIDE THIS ISSUE:

- UTILITY NEWS "INFOTAP"
- DOWNTOWN MORGAN HILL GETS Y'A BON
- OPENINGS ON BOARDS AND COMMISSIONS
- WHEN DO YOU NEED A SPECIAL USE PERMIT?
- COMMUNITY CALENDAR & CHANNEL 17 SCHEDULE

## EVACUATION PROTOCOL:

### • BEFORE • DURING • AFTER

OFTEN, ORDERS to evacuate an area come without warning and residents must leave with little more than the shirt on their backs. However, there are times when you may have several hours of warnings before the evacuation order is given. Here are some tips on preparing to evacuate.

#### If you have to evacuate and you have time:

- If you are warned that a wildfire or other disaster is threatening your area, listen to your battery-operated radio for reports and evacuation information. Follow the instructions of local officials.
- Back your car into the garage or park it in an open space facing the direction of escape. Shut doors and roll up windows. Leave the key in the ignition. Close garage windows and doors, but leave them unlocked. Disconnect automatic garage door openers.
- Confine pets to one room. Make plans to care for your pets in case you must evacuate. If you have them, get pets securely in animal crates, have leashes ready and make sure your pets have collars with identification on them — consider adding the contact information of a relative or a cell phone number.

SEE "EVACUATION", PAGE 2

## Youth + You: Make The Connection

### YOUTH AS RESOURCES: YOUNG PEOPLE ARE GIVEN USEFUL ROLES IN THE COMMUNITY.

ARE YOU OR SOMEONE YOU KNOW BETWEEN 11 AND 18 YEARS OLD? WE WOULD LIKE TO HEAR FROM YOU AND INVOLVE YOU IN CIVIC AFFAIRS. WE HAVE A YOUTH ADVISORY COMMITTEE, NUMEROUS PROJECTS, AND PLENTY OF OTHER OPPORTUNITIES FOR YOU TO CONTRIBUTE TO THE COMMUNITY. PLEASE CALL US AT 782-0008 AND ASK TO SPEAK TO KAREN LENGFIELD.

# *It's Full Steam Ahead for Cafe Y'a Bon at the Downtown Morgan Hill Train Depot Building*

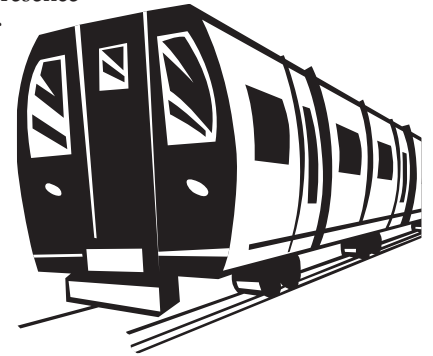
**THE COFFEE** will be brewing at the new Cafe Y'a Bon by May 2004, but hopefully sooner. On December 17, 2003, the City Council and Redevelopment Agency approved a lease and equipment loan to Cafe Y'a Bon for the City's downtown Train Depot building. This will be Y'a Bon's second location in Morgan Hill.

The new cafe will be an expanded concept and serve a variety of prepared food and drinks such as coffee, pastries, sandwiches, soup, salads, crepes, beignets, gelato and more. Owner's Brett and Lynn Suzisiko look forward to serving the Cal-Train commut-

ers and expanding their existing business at the Saturday Farmer's Market. Y'a Bon has had a presence at the Farmer's Market for the last few years.

For years, the City waited to obtain permission from the Union Pacific Railroad and the Public Utilities

[SEE "DEPOT", PAGE 7](#)



## **"EVACUATION", FROM PAGE 1**

- Document your (potential) losses: Grab a camera and take pictures of all of your belongings.
- Gather medications.
- Wear protective clothing — sturdy shoes, cotton or woolen clothing, long pants, a long-sleeved shirt, and gloves.
- Make sure you have water and something to cover your face for filtering out smoke if the threatening hazard is a fire. A dust-type mask is best, but a wet cloth of any sort will work, too.
- Gather together important documents: insurance documents, birth certificates, passports, checkbook, credit cards.
- Grab your cell phone charger.
- Pack a week's worth of clothing.
- Gather irreplaceable items like photo albums and family heirlooms.
- If you don't have a cell phone, try to locate your nearest Red Cross evacuation center before you leave. Red Cross: (866) GET INFO.
- Leave as soon as you are directed to do so.
- Take a Disaster Supply Kit or First Aid Kit if you have one.
- Lock your home.
- Choose a route away from hazards. Watch for changes in road conditions and act accordingly.
- Tell someone when you left and where you are going.

## **Once you get to an evacuation center:**

- Contact your family and close friends. Make sure they know how and where they can contact you.
- Contact your insurance agent — even if you don't have papers.
- Register with the Federal Emergency Management Agency: (800) 621-FEMA .
- Make sure that FEMA knows how to contact you or your application will stall. You may want to give them the contact information for a family member, close friend or your work number.
- Keep receipts (hotel, and any monies you spend starting from the moment you are displaced. FEMA and your insurance agent will help you sort out what is allowable.)

## **FEMA offers victims the following advice:**

- Don't be a victim twice: Don't put your common sense on hold. There are a lot of phony charities that spring up during disasters. Deal with national and local charities you know like the Red Cross or your local church.
- Be wary of individuals who attempt to expedite your claim, people posing as phony insurance adjustors or any expediting fees — there is never a fee for anything the government does related to disaster assistance. Always demand identification from anyone you deal with. All government representatives and insurance representatives carry appropriate identification.
- Deal only with licensed contractors for any demolition, cleanup, repairs and rebuilding.



# CITY OF MORGAN HILL

## *Utility News*

## City Continues To Address Perchlorate Concerns

**THE CITY'S** Water Quality staff continue to diligently test samples from all City wells for the presence of perchlorate. For the past ten months, samples taken from all active City wells have tested "non-detect" for the pollutant. Perchlorate test results for all City wells are posted to the City web site on a monthly basis.

The City Council has directed City staff to take several extra precautions that exceed State legal mandates, recommendations and requirements, such as more frequent testing of all wells. The City is currently testing monthly

for perchlorate contamination in all City wells - a frequency which is six times more than legally required. All water supplied by the City of Morgan Hill continues to meet all State and Federal safety standards. The State is expected to set a new standard for perchlorate in drinking water in the coming months.

The City is working diligently to make sure that its water supply system is able to deliver an adequate supply

[SEE "PERCHLORATE", PAGE 6](#)

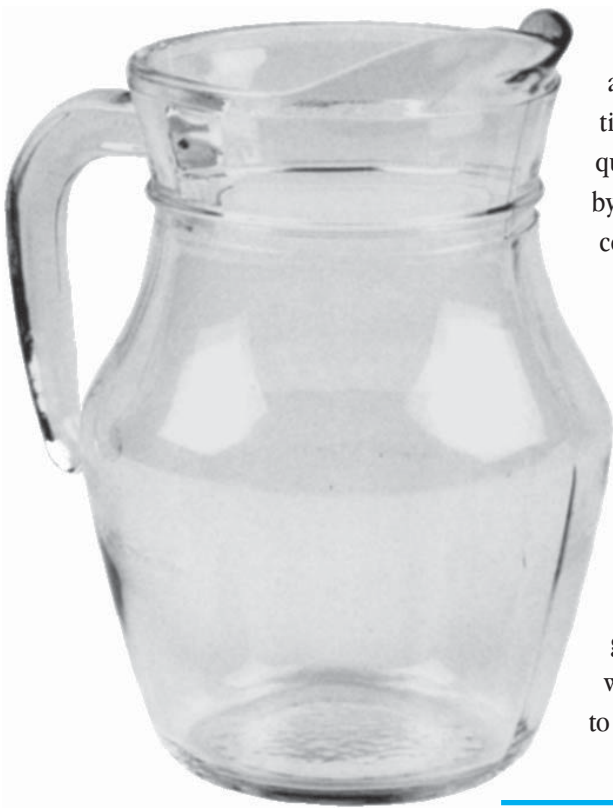
## Utility Systems Are Carefully Monitored 24/7

**WHEN THE** community starts out its day, there is every expectation that the city's utilities system will function reliably, day in and day out – in other words, that everyday services will work as they're supposed to: showers will flow, toilets will flush, lawns can be watered, and collected street water will properly drain.

Even in the midst of emergencies – such as when fire crews tap into this system for a vast output of water – residents expect that there will be an ample water supply that enables the everyday functions of community life and business activity can go on.

The challenge for City staff is to monitor and track the performance of the community's network of utility equipment, facilities, and infrastructure twenty-four hours a day. A computerized and radio controlled system – Su-

[SEE "MONITORED", PAGE 6](#)



## Boys Ranch Reservoir To Add One-Million Gallons To Community's Water Capacity

HAVING AN adequate amount of water storage capacity is a very important element to a water delivery system. Not only does stored water enable the system to deliver a constant stream of pressurized water for normal demand, it also ensures that an adequate amount of water is available to fight fires and respond to emergency situations. Since our community is currently below the national standard for storage capacity, city engineering staff have been working to add additional storage reservoirs for the past several years. The city currently has less than a one-day supply and must add additional storage reservoirs.

The Boys Ranch Reservoir, located in the northeast corner of the City, will be the second reservoir to be added within a three-year period. This project will go out to bid in the Spring with completion anticipated by mid-2005. The reservoir will add one million



*Edmundson Reservoir, completed in 2003, added 4 million gallons to the community's water capacity. It brought much needed storage for high demand periods, fire fighting, and backup for the rest of the city's water system.*

gallons of storage capacity to the system, providing the community with a total of nine-million gallons of water storage available.

When brought on-line, it will increase fire protection reserves and assist in lowering energy costs. Energy costs are lowered whenever the City can pump more during the nighttime hours - when energy rates are at their lowest. Energy bills are a major component of the City's water utility costs so any reduction in daytime pumping can help keep rates low.



## Water Master Plan Utilizes Outside Expertise In Planning For The Community's Water-Use Needs

THE ROLLING hills and spread-out community that make Morgan Hill's location beautiful and unique, also lead to another unique characteristic: the need for a complex water distribution system.



Morgan Hill's water system is made up of 14 groundwater wells (13 active and 1 standby), 10 potable water storage tanks, 10 booster stations, and over 160 miles of pressured pipes ranging from 2 inches to 14 inches in diameter.

A vital tool that communities use to ensure that their water system is sufficient for the population's needs – today and in the future – is a "Water System Master Plan." These water master plans are prepared utilizing the services of highly specialized experts who analyze the existing water distribution system, evaluate anticipated development, and present a multi-year capital improvement program that will produce the necessary facilities to meet the needs of the City as it grows.

It's essential that communities maintain a current Plan so that all development in the City, be it private or City-initiated, is building the water infrastructure in a consistent planned manner. For City projects, this entails setting aside sufficient funds in a timely, prudent manner. We are fortunate in Morgan Hill to have a very up-to-date plan. The city's Water System Master Plan, which took two years to complete, addressed infrastructure needs until 2020 and included the following tasks:

- *Established water system design and planning criteria;*
- *Evaluated the existing water distribution system using computer hydraulic modeling;*
- *Performed a demand analysis;*
- *Reviewed supply capacity;*
- *Summarized existing system deficiencies;*
- *Proposed improvements to increase the system's reliability; and*
- *Laid out a program of major improvements over a several-year horizon.*





## Looking Into The Future: WATER REQUIREMENTS

ONE OF the research tasks in developing the Water System Master Plan was that of reviewing historical water consumption and production, and then making projections about the future. Water consumption and production were reviewed to determine the daily, monthly, and seasonal fluctuations experienced by the water system.

Based on conclusions presented in the 2002 Water System Master Plan, here's a broad overview of what the city's water requirements will be in the future:

	<u>Year 2000</u>	<u>Year 2020</u> <u>(projected)</u>
GALLONS PRODUCED	2.45 BILLION	3.35 BILLION

The figures for the year 2020 are based on the city's future population estimates.



## "Lift Station" Enhances Sewer System Reliability

IN THE coming year, the City will be modernizing and improving Sewer Lift Station B in the Holiday Lake Estates area. This lift station was undersized in terms of its capacity and ability to maintain the reliability needed. Needed were larger pumps, a new control system, and new emergency generator. Part of the rehabilitation entailed rerouting the "force main." The station's two new pumps allow them to run alternately - which brings less wear per pump and an extended life.

The lift station originally pumped to a much higher elevation. While the rerouting to a lower elevation required approximately 1,000 feet of new force main, the unit will now require less pump power, use less electricity, and save the ratepayer's money.

Effluent has to course steadily along the ups and downs of Morgan Hill's varied topography, making its way across the 12-mile stretch to the Sewer Treatment Plant that Morgan Hill shares with Gilroy. It's this varied topography that brings sewer lift stations into the picture. These unsung underground heroes take over when gravity isn't sufficient to keep effluent moving towards its final destination. While not every home makes use of a sewer lift station, the entire sewer system works in an interrelated, integrated fashion. Upgrades to lift stations such as Lift Station B, are part of the ongoing work of ensuring a reliable utilities system.



## YOUR WATER PRESSURE REGULATOR: A Quick, Simple Annual Check Can Protect Your Plumbing

A "WATER pressure regulator" is one of your home's functional attachments which you should regularly test to prevent damage to your pipes that may result from high water pressure. Using a test gauge device, you can check your own water pressure in just minutes.



*What a typical test gauge looks like. We have them available for loan – free of charge.*

### HERE'S HOW, IN A FEW SIMPLE STEPS:



STEP 1: Locate your home's water pressure regulator. Shown is a typical location.

STEP 2: Locate the water spigot near the water pressure regulator, and attach the test gauge to it.

STEP 3: Turn on the water to full to get a pressure reading. A reading of 55 to 60 is in the "normal" range.

STEP 4: (Close-up of a typical regulator) If an adjustment is needed, locate the adjusting screw at the top of the regulator. To turn the adjusting screw, loosen the locking nut.

STEP 5: Slowly turn the adjusting screw no more than one full turn at a time. Clockwise increases water pressure. Counterclockwise decreases water pressure.



STEP 6: If the pressure reading on the test gauge doesn't move when you attempt to adjust your regulator, your regulator is probably not functioning properly. The City strongly recommends that you consult with a plumbing professional to discuss replacing the faulty regulator in order to protect your home from damaged pipes.

If you have any other questions about your pressure regulator – or would like a more detailed flyer – contact the Public Works Department at 776-7337.



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## SEWER TRUNK LINE

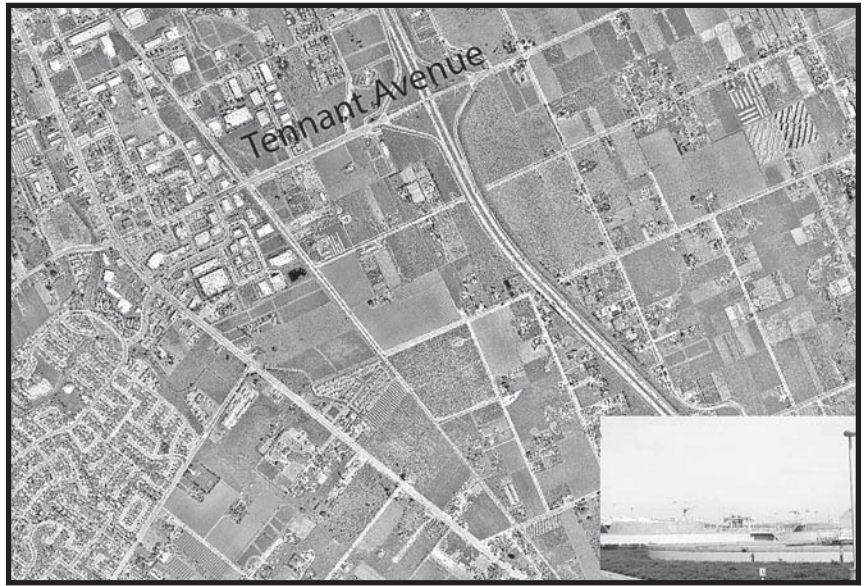
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AS THE city continues to grow, more demand is placed on its utilities. To keep up with city growth rates laid out in the General Plan, a new sewer trunk line – parallel to the existing trunk line between Morgan Hill and Gilroy – is needed. It will handle increased wastewater capacity.

The new trunk line, starting at Vineyard and Monterey, will double our current capacity to transport effluent to the treatment plant.

To give you some perspective, the trunk line currently in place was installed during the early 1960s. Like the existing line, the new trunk line will be nearly two feet in diameter.

Funding for this project comes solely from the impact fees paid by new developments in the City. The preliminary design is due to be finalized this year, with the final design and construction commencing during the next two fiscal years. 




*The new parallel trunk line needed will carry wastewater across a 12-mile span between Morgan Hill and Gilroy. The destination is the Sewer Treatment Plant (inset) shared by the two cities.*

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### "MONITORED", FROM PAGE 3

pervisory Control and Data Acquisition (SCADA) – plays a key role in ensuring that all systems are "go." The current system, which has been in place for many years, is now in the process of being replaced by a new system that has been designed to monitor and control our water, sewer, and storm drain operation systems via a network of computers and radios at 42 locations within the City. The project, begun last year, is scheduled to take a year to complete. When finished, it will significantly expand data monitoring and improve reliability.


The SCADA system not only monitors the status of key system components– like reservoir levels, well operations, and pump operations – it also notifies field and supervisory personnel when some part of the system needs attention. Field crews can then respond at any hour of the day or night to take necessary action and ensure that community utilities continue normal operations. 

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### "PERCHLORATE", FROM PAGE 3

of water to all customers. During the summer, a treatment facility, guaranteed by its supplier to deliver water without detectable perchlorate that fully complies with State law, was installed and operated at the Nordstrom well in order to ensure that the City's water supply was adequate to meet the community's needs.

The City's attorneys have requested Olin to repay the City for its perchlorate related expenses. Olin has responded by paying for certain expenses related to the drilling of the San Pedro Well. Olin has refused to pay for other expenses at this time.


The City and its attorneys continue to discuss this matter with Olin, the Regional Water Quality Control Board and others. The City is examining its options and will continue to pursue the responsible party for payment in the most cost effective manner. 

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Anthony Eulo, Assistant To The City Manager, 779-7247 or [teulo@morgan-hill.ca.gov](mailto:teulo@morgan-hill.ca.gov)*


# Want To Be A Part Of Your Local Government?

THE FOLLOWING APPOINTED  
POSITIONS ARE AVAILABLE:

- **Architectural Review Board**  
- 2 vacancies to be filled by March 1, 2004
- **Library Commission**  
- 4 - 5 vacancies to be filled by April 1, 2004
- **Mobile Home Rent  
Stabilization Commission -**  
4 vacancies to be filled by June 1, 2004
- **Parks and Recreation Commission**  
- 4 vacancies to be filled by May 1, 2004
- **Bicycle and Trails Advisory Committee**  
- 3 vacancies to be filled by April 1, 2004

For an application or further information regarding meeting dates, the functions of these groups, or filing deadlines, please contact the City Clerk's Office at 779-7259 or check the What's New page on the City's website. 


## Measure B Supports Library Operations

**MEASURE B** ON the March 2nd ballot extends the current parcel tax funding of library services for seven years. This funding mechanism was established by voters in 1994 for ten years, expiring in 2005. Measure B increases the annual levy from \$33.66 to \$42 per single family residence (from \$16.83 to \$21 per apartment). Without this funding, which currently supports 21% of the operations of the library, significant cuts in service hours and resources (books, etc.) may be made. While Measure B supports the entire County Library system, all money raised in Morgan Hill is used to fund the Morgan Hill Community Library. 


### Here's a Key Tip

**IF YOU** are having an event or party at a City park or facility, plan ahead and get a Special Events Permit. These permits are needed for all events held on City property (including parks, streets, and other facilities) that have over 50 people or any event that will serve alcohol and/or have amplified music.

In order to properly plan for and process your request, you must apply for the permit 60 days in advance. This allows an adequate amount of time for staff to evaluate the event and allows you enough time to respond to questions and inquiries that may arise.

Permit applications are available at the Community and Cultural Center or can be found on-line at <http://www.morgan-hill.ca.gov/html/citysvc/pdf/specialeventsapp.pdf>. For more information, call Recreation and Community Services at 782-0008. 

### "DEPOT", FROM PAGE 2

Commission to build the "at-grade" crossing at the Train Depot building. Because of public safety concerns, the City was unable to lease the building until the crossing was completed. In April, the City Council/Redevelopment Agency authorized staff to negotiate a lease with Y'a Bon. In June, the "at-grade" crossing was completed. So, now it is "full steam ahead" for the new cafe! The City and Y'a Bon are very excited and hopeful that the Cafe will bring a new vitality to the Depot Street area in the downtown. 

Article by Joyce Maskell, Business and Housing Assistance Manager; 776-7373, [Maskellj@morgan-hill.ca.gov](mailto:Maskellj@morgan-hill.ca.gov)



# MORGAN HILL COMMUNITY GUIDE

## CHANNEL 17 PROGRAMMING

### CITY COUNCIL MEETINGS

REGULAR SESSION: 2/04 7PM LIVE  
2/05 NOON REPLAY  
2/07 8PM REPLAY  
2/08 NOON REPLAY

REGULAR SESSION: 2/18 7PM LIVE  
2/19 NOON REPLAY  
2/21 8PM REPLAY  
2/22 NOON REPLAY

REGULAR SESSION: 2/25 7PM LIVE  
2/26 NOON REPLAY  
2/28 8PM REPLAY  
2/29 NOON REPLAY

### PLANNING COMMISSION MEETINGS

REGULAR SESSION: 2/10 7PM LIVE  
2/11 NOON REPLAY  
2/14 NOON REPLAY  
2/15 8PM REPLAY

REGULAR SESSION: 2/24 7PM LIVE  
2/25 NOON REPLAY  
2/28 NOON REPLAY  
2/29 8PM REPLAY

TIPS FOR CHOOSING A COLLEGE 9:00AM & 4:30PM DAILY  
7PM MONDAY & FRIDAY

BICYCLE SAFETY HOUR 10:00AM & 5:30PM DAILY  
8:00PM FRIDAY

FUGITIVE WATCH 11:00AM & 6:30PM DAILY  
THE BAY AREA'S MOST WANTED 9:00PM FRIDAY

## COMMUNITY EVENTS CALENDAR

### STATE OF THE CITY ADDRESS • FEBRUARY 11TH • 7PM

Join Mayor Kennedy, the City Council, and City Officials at the Annual State of the City Address. This coming year promises to be an interesting one for the City with the opening of the Aquatics Center, the move to the new Police Station, new economic opportunities in the Downtown, and the ongoing fiscal challenges facing the City. Light refreshments will be served. LOCATION: El Toro Room Community and Cultural Center.

### PRESIDENTS DAY • FEBRUARY 16TH

City offices closed. Regular garbage and recycling service.

### OPEN HOUSE AT TV STUDIO • FEBRUARY 21ST

Morgan Hill's Public Access Television Channel (MHAT 19) will sponsor an Open House and "Nonprofit/Community Organization Day." Join us from 11am to 4pm at 82 East 2nd Street, in downtown Morgan Hill. Nonprofit and community organizations will have the opportunity to create a free 30 second video (PSA) Public Service Announcement that will be aired on channel 19. Email [info@mhat.tv](mailto:info@mhat.tv) or call 408-782-8086 for more information.

### ART RECEPTION • MARCH 5TH

Artist Helen Bellaver will be presenting her "Aspects of Expressions" artwork at the Community and Cultural Center from now through April 9. A public reception will be held from 6p.m. to 8 p.m. on March 5 with an opportunity for the public to discuss the art pieces with the artist. Helen Bellaver was the Grand Award Winner of the Opening Juried Art Show held in December 2002 during the Community and Cultural Center Grand Opening.

### CITY ELECTED OFFICIALS

Mayor **Dennis Kennedy** 779-7259  
Mayor Pro Tempore **Greg Sellers** 778-2370  
Councilmember **Larry Carr** 779-9622  
Councilmember **Hedy L. Chang** 778-0511  
Councilmember **Steve Tate** 779-6992  
City Clerk **Irma Torrez** 779-7259  
City Treasurer **Michael Roorda** 778-3653

### CITY EXECUTIVE STAFF

City Manager **J. Edward Tewes**  
City Attorney **Helene L. Leichter**  
Assistant To The City Manager **Melissa Stevenson Dile**  
Assistant To The City Manager **Anthony Eulo**  
Business Assistance/Housing Services Director **Garrett Toy**  
Community Development Director **David Bischoff**  
Council Services and Records Manager **Irma Torrez**  
Finance Director **Jack Dilles**  
Human Resources Director **Mary Kaye Fisher**  
Interim Police Chief **Bruce Cumming**  
Public Works Director **Jim Ashcraft**  
Recreation and Community Services Manager **Julie Spier**

### CONTACTING YOUR CITY

Hours: Monday - Friday, 8AM to 5PM

Address: 17555 Peak Avenue, Morgan Hill, CA 95037

Animal Control 776-7300  
Building Inspection 779-7241  
Business Assist. & Housing Services 776-7373  
City Clerk 779-7259  
City Manager 779-7271  
Community & Cultural Center 782-0008  
Emergency Services/Disaster Preparedness 776-7310  
Environmental Programs 779-7247  
Finance 779-7237  
Fire Department (County Fire) 378-4010  
Job Hotline 779-7276  
Planning: Land Use / Zoning 779-7247  
Police Administration 776-7315  
Public Works 776-7337  
Recreation & Community Services 782-0008  
Water 779-7221  
Volunteer Programs 779-7278  
City Hall Fax Number 779-3117

City Website: <http://www.morgan-hill.ca.gov>

### CONTACT THE EDITOR

Questions or comments about City Visions are welcome.

Contact Editor Anthony Eulo at 779-7247 or [environ@ch.morgan-hill.ca.gov](mailto:environ@ch.morgan-hill.ca.gov). City Visions is published monthly by the City of Morgan Hill.

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